

200 JUN 27 PM 3: 24

MTG 51061-MS
WARRANTY DEED

Vol MOO Page 23405

DAVID BULLOCK and M. SUZANNE BULLOCK, as tenants in common,

Grantor(s), hereby grant, bargain, sell and convey to:

TIMOTHY L. ERWIN, an unmarried man and JEANETTE R. KRASS, an unmarried woman, with rights of survivorship,

Grantee(s), and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is **\$112,000.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **4000 Round Lake Road, #101, Klamath Falls, OR 97601**

Dated this **22nd** day of **JUNE, 2000.**

SEE SIGNATURE PAGE ATTACHED HERETO
AND MADE A PART HEREOF

ESCROW NO. 51061-MS

AFTER RECORDING RETURN TO:

Timothy L. Erwin
4000 Round Lake Road, #101
Klamath Falls, OR 97601


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 10, 11, and 12, Block 53, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the West 9 feet of said Lot 12.

ALSO SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded August 5, 1958 in Book 301, page 545, and recorded August 6, 1958 in Book 301, page 587, all Deed Records of Klamath County, Oregon.

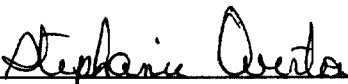
EXHIBIT "B"
SIGNATURE PAGE

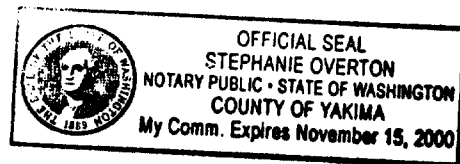

DAVID BULLOCK

M. SUZANNE BULLOCK

STATE OF Washington
COUNTY OF Yakima SS. June 22 19 2000
Personally appeared the above named David Bullock
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)


Notary Public
State of Washington
My Commission expires: 11-15-2000



STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

State of Oregon, County of Klamath
Recorded 06/27/00, at 3:24 p m.
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Linda Smith,
County Clerk Fee\$ 31.00